

Council/Agency Meeting Held: _____		City Clerk's Signature _____
Deferred/Continued to: _____		
<input type="checkbox"/> Approved	<input type="checkbox"/> Conditionally Approved	<input type="checkbox"/> Denied
Council Meeting Date:	8/15/2005	Department ID Number: ED 05-21

CITY OF HUNTINGTON BEACH REQUEST FOR CITY COUNCIL ACTION

SUBMITTED TO: HONORABLE MAYOR CITY COUNCIL MEMBERS

SUBMITTED BY: *Penelope Culbreth Graft*
PENELOPE CULBRETH-GRAFT, CITY ADMINISTRATOR

PREPARED BY: *Robert F. Beardsley*
ROBERT F. BEARDSLEY, ACTING ECONOMIC DEVELOPMENT
DIRECTOR

SUBJECT: DECLARATION AND DISPOSITION OF THREE SURPLUS CITY
OWNED PARCELS LOCATED NEAR THE SOUTHEAST CORNER
OF GOLDENWEST STREET AND GARFIELD AVENUE

RECEIVED
CITY CLERK
CITY OF
HUNTINGTON BEACH, CA
2005 AUG -14 A
44

Statement of Issue, Funding Source, Recommended Action, Alternative Action(s), Analysis, Environmental Status, Attachment(s)

Statement of Issue: Adopt a resolution declaring three City owned properties surplus. These properties consist of two small parcels that are remnants from completed street widening projects and one undeveloped alleyway, all of which are located near the southeast corner of Goldenwest Street and Garfield Avenue. The Council is further asked to accept an Offer to Purchase for the three parcels from the adjacent property owner Mr. B.G. Williams for \$143,000.

Funding Source: Not applicable.

Recommended Action: Motion to:

- 1) Adopt Resolution No. 2005-54 "A Resolution of the City Council of the City of Huntington Beach Declaring The Disposition Of Certain Surplus Property".
- 2) Accept the Offer to Purchase city owned properties from B.G. Williams dated July 6, 2005.
- 3) Authorize the Mayor and City Clerk to execute all necessary documents to convey ownership of those certain properties.
- 4) Authorize the Director of Economic Development to prepare, execute, and process all necessary documents to facilitate the transfer of ownership of those certain properties.

Alternative Action(s):

- 1) Do not adopt Resolution No. 2005-54.
- 2) Adopt Resolution No. 2005-54 and do not accept the offer to purchase from B.G. Williams and direct staff to renegotiate the sale terms of the city owned property.

E-9

REQUEST FOR ACTION

MEETING DATE: 8/15/2005

DEPARTMENT ID NUMBER:ED 05-21

Analysis: As a result of street widening projects completed between mid-1997 and late-1998, the City currently owns two small remnant properties (APN's 111-130-11 & 111-130-12) that on their own are not developable. Separately, the City acquired a real property interest in an undeveloped alleyway in the same area (APN 111-130-28) from the Southern California Water Company on January 6, 1964. The remnant properties and undeveloped alleyway have inherent value to the adjacent property owner who wishes to aggregate the smaller parcels into a larger more developable parcel. This adjacent property owner, Mr. B.G. Williams, has offered to purchase all three City owned properties for \$143,000 (see Attachment 2).

Pursuant to the City's Surplus Property Ordinance, Real Estate Services evaluated the above real property interests and determined that no City departments have a need for the parcels. The parcels were appraised to establish the minimum acceptable value to be used in determining the acceptability of Mr. Williams' Offer to Purchase.

Real Estate Services evaluated Mr. Williams' Offer to Purchase, and determined that the offer exceeds the fair market value along with the costs of preparing the land for sale (including all related expenses and appraisal fees, as required by the City's Surplus Property Ordinance). Staff therefore recommends that the City Council adopt a resolution declaring the subject parcels surplus property (see Attachment 1). Staff additionally recommends that the Council authorize the sale of these properties to Mr. Williams under the terms of his Offer to Purchase.

Environmental Status:

Attachment(s): Resolution and Offer to Purchase

City Clerk's Page Number	No.	Description
3	1.	Resolution No. <u>2005-54</u> , "A Resolution of the City Council of the City of Huntington Beach Declaring The Disposition Of Certain Surplus Property"
7	2.	Offer to Purchase from Mr. B.G. Williams

E-9.2

E-9.3

ATTACHMENT #1

RESOLUTION NO. 2005-54

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF HUNTINGTON BEACH DECLARING THE
DISPOSITION OF CERTAIN SURPLUS PROPERTY

WHEREAS, the City of Huntington Beach is the owner of certain real property bounded by Goldenwest Street and Garfield Avenue and more particularly set forth on Exhibit A which is attached hereto and incorporated by this reference and consist of Assessor's Parcel Numbers 111-130-11, 111-130-12, and 111-130-28; and

The City acquired said parcels as follows:

APN 111-130-11 and APN 111-130-12 are remnants and fee acquisitions as a result of the widening of Goldenwest Street at Garfield Avenue.

APN 111-130-28 fee interest was acquired from the Southern California Water Company as part of the certain Resolution No. 1905 passed and adopted by the City Council January 6, 1964; and

The City Administrator has recommended to this Council that said property be declared Surplus Property ("the Surplus Property"); and

Huntington Beach Municipal Code Section 3.06.010(b) authorizes the City to dispose of Surplus Property, and sets out the procedures therefore,

NOW, THEREFORE, the City Council of the City of Huntington Beach does find, determine and resolve as follows:

1. That the real property described above is surplus and the public interest and necessity require the disposition thereof.
2. All parcels have been appraised to establish the fair market value.
3. The costs incurred in preparing the land for sale including all related expenses and appraisal fees have been added to and made a part of the value to be paid on the sale of the Surplus Property.
4. The Surplus Property is to be first offered for sale to the adjacent property owner; if there exists no interest, it then will be made available to the general public through a highest sealed bid process subject to a declared reserve.
5. The Surplus Property described herein is to be sold for cash.

E-9.4

6. The City Administrator is hereby authorized and directed to execute all documents and take all steps necessary to dispose of such Surplus Property, pursuant to the determinations of this Council and the procedures set forth in Chapter 3.06 of the Huntington Beach Municipal Code.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the _____ day of _____, 200__.

Mayor

REVIEWED AND APPROVED:

Penelope Cullum
City Administrator

APPROVED AS TO FORM:

Jennifer M. Galt
City Attorney
7/22/05 *7/20/05*

INITIATED AND APPROVED:

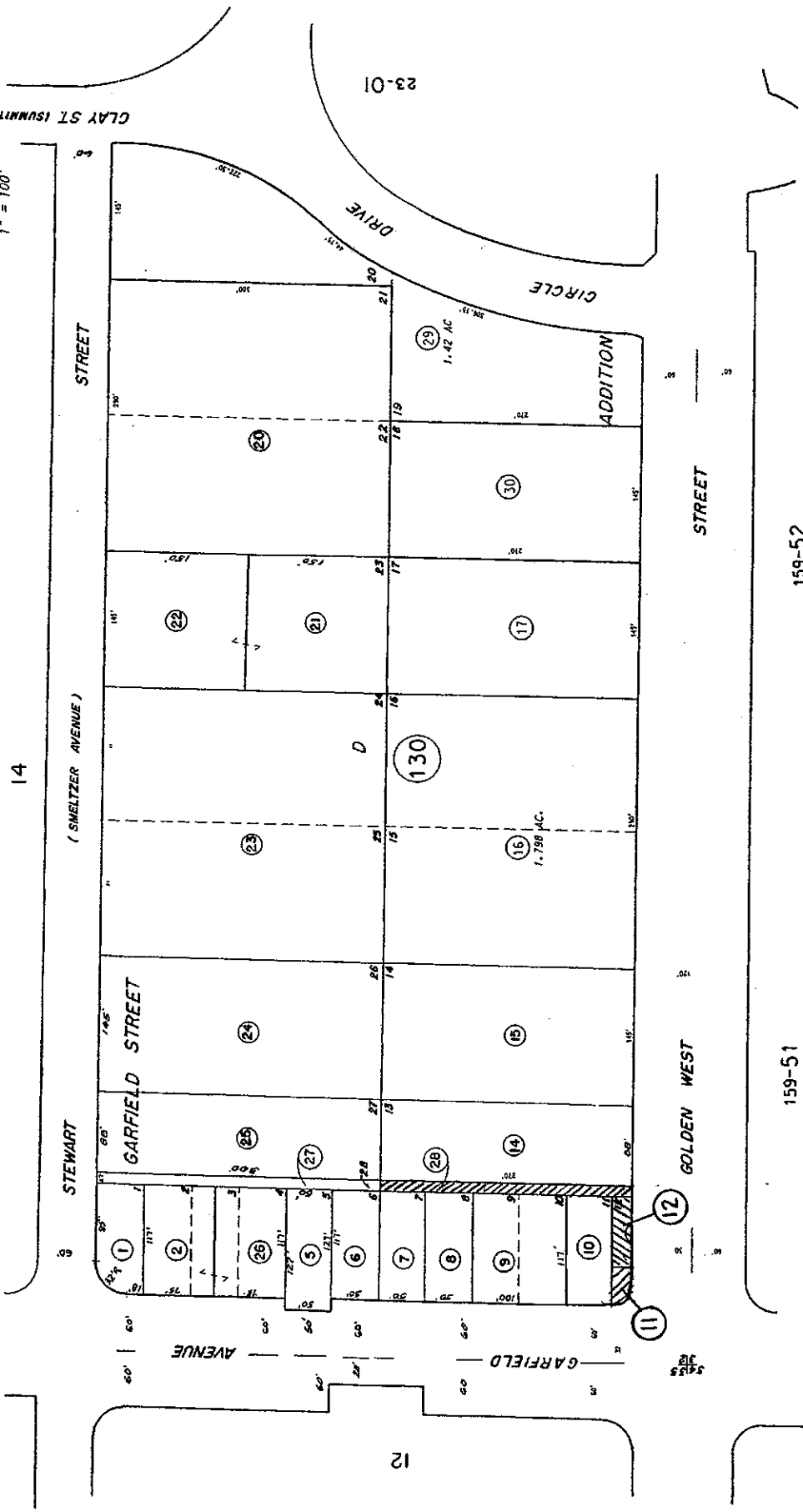
[Signature]
Director of Economic Development
8/3/05

E-9.5

9.6-11

THIS MAP WAS PREPARED FOR THE
COUNTY ASSESSOR DEPT. PURPOSES ONLY.
THE ASSESSOR MAKES NO GUARANTEE AS TO
ITS ACCURACY NOR ASSUMES ANY LIABILITY
FOR OTHER USES. IT IS NOT TO BE REPRODUCED
WITHOUT THE WRITTEN CONSENT OF THE
COUNTY OF ORANGE COUNTY ASSESSOR 2000

111-13



159-52

159-51

MARCH 1951

GARFIELD STREET ADDITION M.M. 7-27, 28.

NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 111 PAGE 13
COUNTY OF ORANGE



E-9.7

ATTACHMENT #2

B. G. Williams

4952 Warner Avenue, Suite 223
Huntington Beach, CA 92649-5505
714.840.0751

July 6, 2005

Mr. Mike Heineke
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Re: 20' Portion of Lot 12, Garfield Street Addition
& 10' Alley (AP #111-130-28)

Dear Mr. Heineke:

We own the property adjoining the above subject property (see sketch enclosed). The total square footage of these parcels approximate 5,040 square feet. Please consider this our offer to purchase the above referenced sub standard sized parcels. Included in the purchase would be the release of a 4' easement that runs parallel to Garfield adjacent to the subject parcel.

Our offer for this property is \$143,000.00

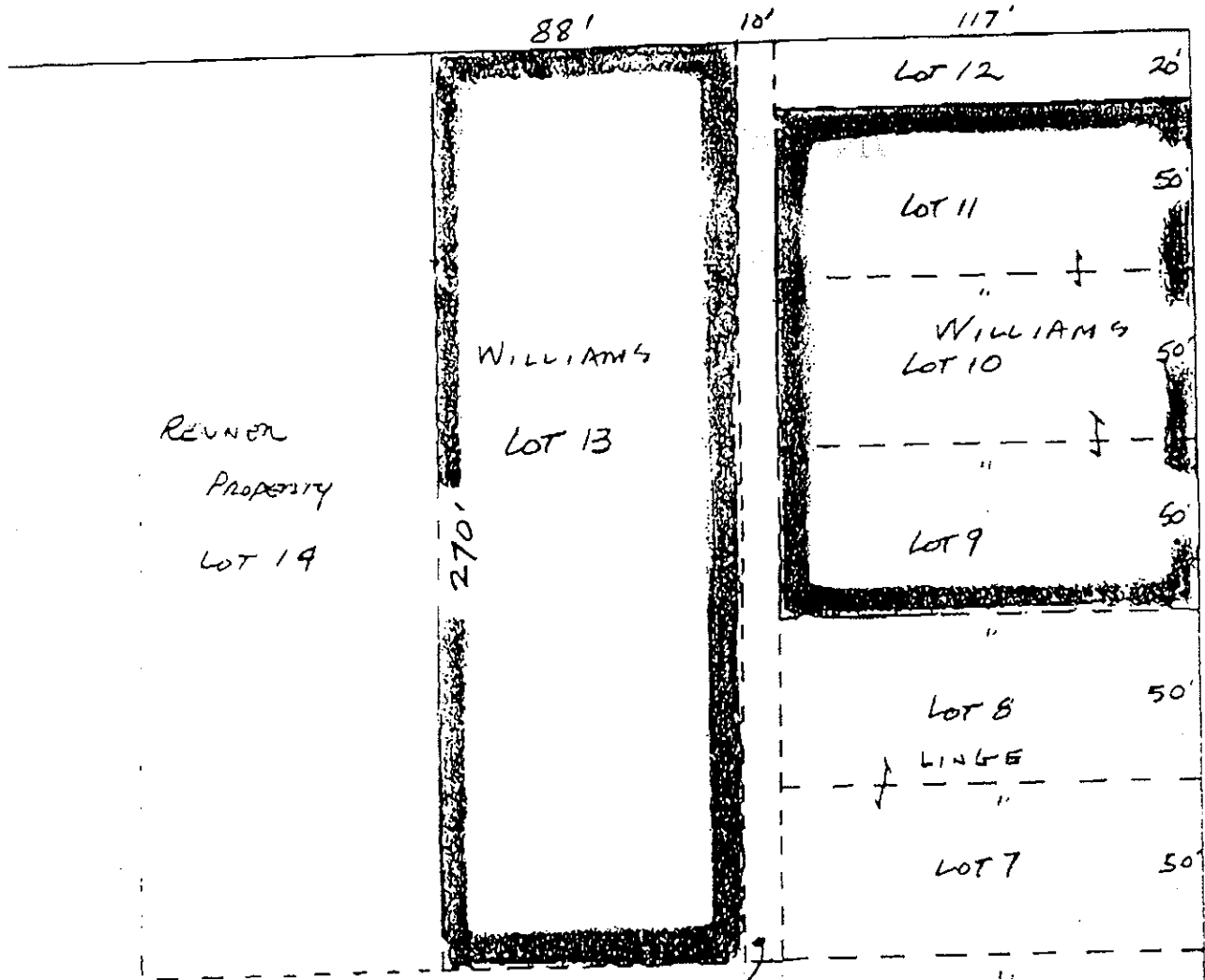
Please give this offer consideration at your earliest convenience as we are developing plans for our property and need to know how to plan around the City's ownership of these parcels.

Sincerely,

B.G. Williams

E-9.8

GOLDEN WEST ST.



GARFIELD

AP* 111-130-28

E-9.9

CITY OWNS LOT #12 & AP 111-130-28 (~ 5000 SQ. FT)
 BL WILLIAMS OWNS LOTS 9, 10, 11 & 13 (~ 46,350 SQ. FT)
 LINGLE OWNS LOTS 7 & 8 (~ 11,700 SQ. FT)
 RENNER OWNS LOT 14 (~ 39,150 SQ. FT)

**INTENTIONALLY
LEFT
BLANK**